

WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, April 4, 2016 - 4:00 p.m.
Southold Town Meeting Hall

(3:00 p.m. Executive Session – Matters of Litigation - Annex Board Room)

4:00 p.m. Applications – Meeting Hall

5:45 p.m. Review Public Meeting Agenda

Project name:	Aries Estates/Tully	SCTM#:	1000-22-3-2
Location:	at the westerly terminus of a private right-of-way which extends north from Kayleigh's Court in East Marion		
Description:	This proposal is for a Standard Subdivision of an 11.4-acre parcel into two lots where Lot 1 equals 5.7 acres, including 3.3 acres of open space, and Lot 2 equals 5.7 acres, including 3.2 acres of open space, in the R-80 Zoning District.		
Status:	Conditional Final Approval		
Action:	Discuss final condition.		
Attachments:	Staff Report		

Project Name:	Tuthill Conservation Subdivision	SCTM#:	1000-17-4-16, 17-6-14.2, 18-3-30.3, 18-6-17.3, 18-6-18.1
Description:	<p>This proposal is for an 80/60 Conservation Subdivision of four parcels (total area = 112 acres) into 17 residential lots, with 94 acres to be preserved.</p> <p>SCTM#1000-17-4-16 (North Dyer) is located on the n/s/o NYS Route 25, approximately 366 feet west of Oysterponds Lane, in Orient.</p> <p>SCTM#1000-17-4-14.2 (South Dyer) is located on the s/s/o NYS Route 25, approximately 460 feet west of Oysterponds Lane, in Orient.</p> <p>SCTM#1000-18-3-30.3 (North Brown) is located on the n/s/o of NYS Route 25, approximately 2,223 east of Platt Road, in Orient.</p> <p>SCTM#1000-18-6-17.3 (South Brown) is located on the s/s/o NYS Route 25, approximately 1,960 feet east of Platt Road, in Orient.</p>		
Status:	Pending		
Action:	Review for Draft Environmental Impact Statement adequacy.		
Attachments:	Staff Report		

Project name:	Stanton, Phil & Jennifer	SCTM#:	1000-64-1-29
Location:	845 Maple Avenue, Southold		
Description:	This proposal is a Standard Subdivision of a 5.32 acre parcel into three lots where Lot 1 equals 2.45 acres, Lot 2 equals 1.25 acres, and Lot 3 equals 1.63 acres, located in the R-40 Zoning District.		
Status:	Conditional Preliminary Plat Approval		
Action:	Discuss water access.		
Attachments:	Staff Report		

Project Name:	Grace & Grit	SCTM#:	1000-62-3-8
Location:	55750 Route 25, ±64' n/e/o Hobart Road & NYS Rt. 25, Southold		
Description:	This Site Plan Application is for the proposed conversion of an existing 1,021 sq. ft. retail store to a six (6) seat restaurant and two (2) parking spaces on 0.13 acres in the Hamlet Business Zoning District.		
Status:	Approved Site Plan		
Action:	Review comments from Final Site Inspection.		
Attachments:	Staff Report		

Project name:	New Suffolk Waterfront Fund	SCTM#:	1000-117-8-18
Location:	650 First Street, on the corner of Main Street and First Street, New Suffolk		
Description:	This approved Site Plan is for the re-location, renovation and addition of 47 sq. ft. to the historic Galley Ho restaurant building, totaling 1,725 sq. ft., to include a 66-seat restaurant and 16-slip marina on 2.3 acres in the M-II Zoning District.		
Status:	Approved Site Plan		
Action:	Review comments from Final Site Inspection.		
Attachments:	Staff Report		

Project name:	Tidy Car	SCTM#:	1000-55-5-2.2
Location:	3585 Youngs Avenue, on the s/w/c/o CR 48 and Youngs Ave., Southold		
Description:	This amended Site Plan is for the applicant to conduct motor vehicle and accessory sales on a previously developed 1.49-acre parcel located in the General Business Zoning District.		
Status:	Approved Site Plan		
Action:	Review request for Approval Extension.		
Attachments:	Staff Report		

Project Name:	East End Tick & Mosquito Pest Control	SCTM#:	1000-97-3-2
Location:	36570 Route 25, ±420' s/w/o of Skunk Lane. & Main Road, Cutchogue		
Description:	This Site Plan is for the proposed conversion of an existing building to a single family dwelling with an attached business office with four (4) parking stalls on 0.25 acres in the Limited Business (LB) Zoning District.		
Status:	New Application		
Action:	Review for completeness.		
Attachments:	Staff Report		

Project Name:	8 Hands Farm Amended	SCTM#:	1000-96-2-10.1
Location:	4735 Cox Lane, Cutchogue		
Description:	This Amended Site Plan is for the proposed construction of a 24 x 42 (1,008 sq. ft.) steel building for cheese making to be connected to an existing agricultural building by a 10 x 12' breezeway and add kitchen and bathrooms to an existing farm stand on 27.5 acres (2 acre reserve; 25.5 acres DRT) in the AC Zoning District		
Status:	Pending		
Action:	Status Up-date.		
Attachments:	Staff Report		

Discussion:

- Draft comments to ZBA re: Philippou & Vallas Lot Line Modification, 2090 Rocky Point Road, East Marion, SCTM#1000-31-2-6.1, 6.2, 7 & 9
- Michael & Jennifer Boccio: removal of right-of-way notation in Bayley Minor Subdivision, 8402 Soundview Avenue, Southold, SCTM #1000-59-7-29.5
- Draft Planning Board Monthly Report for March 2016